



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 21, 2012**

DATE: April 13, 2012

SUBJECT: Request to Advertise Amendments to the Comprehensive Plan - Master Transportation Plan - Map to add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road.

C. M. RECOMMENDATION:

Authorize the advertisement of public hearings on the proposed amendments to the Comprehensive Plan - Master Transportation Plan - Map to add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road, to be heard by the Planning Commission and the County Board at meetings concurrent with those for consideration of the site plan amendment to SP #72 for the development of 650 North Glebe Road.

ISSUES: The County Board is being requested to authorize the advertisement of a public hearing to amend the Comprehensive Plan - Master Transportation Plan – Map, to be heard concurrently with the review of the proposed amendment to SP #72 for the redevelopment of 650 North Glebe Road.

SUMMARY: A proposed site plan amendment to SP #72 for the development of 650 North Glebe Road includes an extension of North Tazewell Street approximately 210 feet into the block. Staff recommends that the County Board authorize advertising the addition of this street segment to the Master Transportation Plan – Map. The street would both provide vehicular access to the pending site plan property in the short term, and create the potential for street connectivity on the block for future redevelopment projects in the long term, consistent with Master Transportation Plan recommendations and with the ongoing land use and transportation planning discussions for this area.

County Manager: *BMD/GA*

County Attorney: *BAL*

Staff: Robert Gibson – DES
Richard Viola – DES

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BACKGROUND: The block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road is a very large “super block” measuring approximately 1,100 feet by 600 feet. The block has been subdivided into numerous parcels and has mostly been developed over time by Site Plan #72 and several by-right projects of various uses.

In 2009, County staff, the Planning Commission and the community started a review of the 1995 North Quincy Street Plan, in response to the approval of the Founders Square Site Plan and the submission of a site plan amendment request for the American Service Center property at 585 North Glebe Road. As part of the ASC Site Special Study the initial study area was expanded to include properties on the west side of North Glebe Road within the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road. The results of the ASC Site Special Study were documented by Staff in the draft North Quincy Street Plan Addendum. The plan anticipates the consolidation of the commercial parcels along North Glebe Road into a multi-phase development creating a more urban mixed-use neighborhood. Consistent with the goals and policies identified in the Master Transportation Plan (MTP), the draft North Quincy Street Plan Addendum recommends the block be further broken up with the addition of new internal streets to support the redevelopment of the site and increasing pedestrian and vehicular connectivity. New internal streets would also allow the number of curb cuts on the streets around the perimeter of the block to be reduced.

During the ASC Site Special Study process, a site plan amendment application was submitted for SP #72 to redevelop the 650 North Glebe Road parcel (currently the Goodyear Auto Service Center.) The redevelopment proposal includes the dedication and construction of a new segment of North Tazewell Street approximately 210 feet in length.

DISCUSSION: The draft North Quincy Street Plan Addendum details a plan for the redevelopment of the west side of North Glebe Road between Henderson Road and North Carlin Springs Road. The draft Plan Addendum recommends that this approximately 1,100 foot long block should be broken up with new streets to support redevelopment. This recommendation is consistent with Arlington’s established policy discussed in the Master Transportation Plan – Streets Element (adopted by the County Board on February 12, 2011) Policy 2 (6) listed below:

Policy 2 (6) – Maintain and enhance a grid-style street network. Facilitate desired creation, realignment or relocation of existing streets as appropriate, including through vacation of existing and acquisition of new street right-of-way. Enhance the connectivity of the existing street network by constructing new streets with redevelopment of large blocks and avoiding permanent closures or other reductions in street connectivity. Whenever feasible, new streets should be publicly-owned. Privately-owned streets should have in place agreements with the County regarding their maintenance and provision for public access. Seek to manage privately-owned streets in the same manner as those publicly owned, including such areas as parking regulation.

Staff is conducting a land use and transportation planning effort on the subject block, which effort is continuing. In order to provide adequate access for the pending site plan, addition of this street segment to the Master Transportation Plan – Map should be considered. The proposed street would provide both vehicular access to the pending site plan property in the short term and

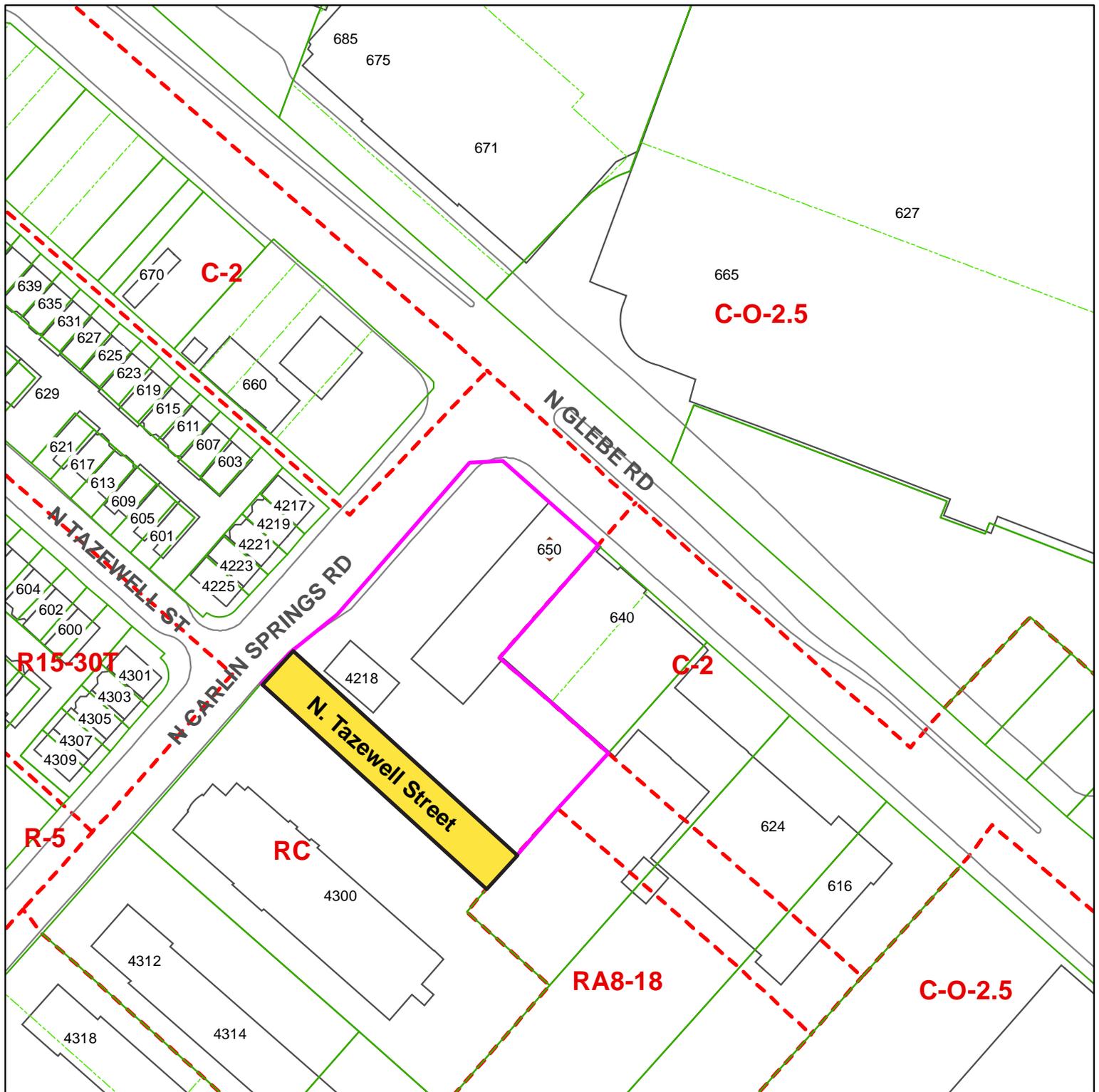
would create the potential for street connectivity on the block for future redevelopment projects in the long term. Discussions on planning for further connectivity within the block will continue.

One of the most critical new roadway segments within the subject block is proposed as part of the pending major site plan amendment to SP #72 at 650 North Glebe Road. The applicant proposes to construct and dedicate in fee, for streets and utility purposes, an approximate 210-foot extension of North Tazewell Street along the southern property line of the project, linking the middle of the block to North Carlin Springs Road. The extension also would allow the service/loading and garage access for the 650 North Glebe Road project to be located at the rear of the site, eliminating the need for additional curb cuts on North Glebe Road or North Carlin Springs Road.

This new North Tazewell Street extension is proposed to be classified as a Non-Arterial Urban Center Local Street on the Master Transportation Plan - Map.

FISCAL IMPACT: No Arlington County funding would be needed for the proposed new street at this time. Construction of the new North Tazewell Street extension would take place with the development of 650 North Glebe Road. The right-of-way and construction costs are expected to be borne by the developers of the property.

CONCLUSION: The proposed Master Transportation Plan – Map amendment would add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road. This addition to the MTP Map would begin to implement the MTP policy recommending the breaking up of “super blocks” with the conduction of the new street segment. Therefore, staff recommends that the County Board authorize the advertisement of public hearings on the proposed amendments to the Comprehensive Plan - Master Transportation Plan - Map to add a new segment of North Tazewell Street extending approximately 210 feet to the south from its current terminus at North Carlin Springs Road, into the block bounded by North Glebe Road, Henderson Road, North Thomas Street and North Carlin Springs Road, to be heard by the Planning Commission and the County Board at meetings concurrent with those for consideration of the site plan amendment to SP #72 for the development of 650 North Glebe Road. The request to advertise is the first step toward County Board consideration of an amendment to the Master Transportation Plan – Map; this County Board action does not imply or require County Board support of any Map amendment or for the proposed SP #72 amendment.



Extention of North Tazewell Street



Scale: 1:1,200

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.